

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2014

Applicant: Jose Miguel & Lisa Yilalys, owners

Property: 3012 Morrison Street, Lot 20, Block 2, Woodlands Heights Subdivision. The property includes a historic 1,335 square foot, one-story wood frame single-family residence and two-story wood frame detached garage situated on a 6,500 square foot (50' x 130') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1924, located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a one-story 250 square foot addition and a covered deck at the existing rear wall of a contributing residence.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: August 28, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**SHALL APPROVE ADDITIONS**

Sec. 33-241(b): HAHC **shall approve** an application for an addition to a contributing structure that satisfies the following criteria:

(1) An addition taller than any point of the roof of the structure conforms to the following standards:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☐ ☐ ☒ (a) The addition does not encroach into the front half of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;
- ☐ ☐ ☒ (b) The plate height of the addition does not exceed 1.25 times the plate height of the existing structure; and
- ☐ ☐ ☒ (c) The roof of the new addition does not deviate from the roof pitch of the existing structure.

(2) For new additions that are not taller than any part of the roof of the structure and are adjacent to the sides of the front façade of the existing structure, the new addition conforms to the following standards:

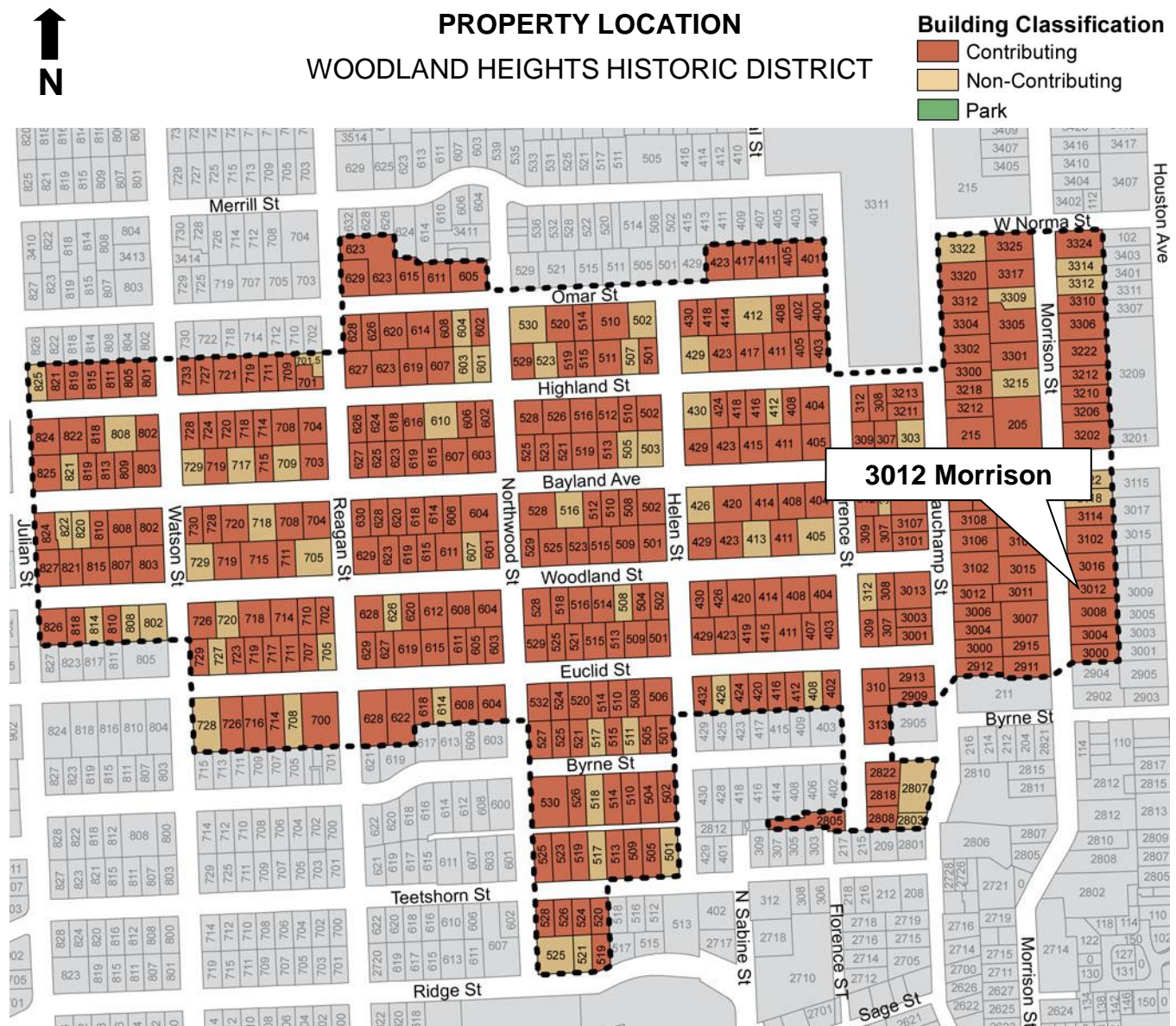
- ☐ ☐ ☒ (a) The addition does not encroach into the front thirty percent of the total depth of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;
- ☐ ☐ ☒ (b) The addition is not wider, as measured from the side adjacent to the front façade, than half of the distance that the addition is actually set back from the front facade. For example, if an addition is set back forty percent of the total depth of the existing structure from the front façade, the addition may not be wider than twenty percent of the total length of the existing structure; and
- ☐ ☐ ☒ (c) The roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

(3) For new additions that are not taller than any point of the roof of the existing structure and do not encroach past the farthest point of the rear of the existing structure from the front façade, the roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

- ☒ ☐ ☐ (a) Addition is not taller than any point of the roof of the existing structure;
- ☒ ☐ ☐ (b) Addition does not encroach past the farthest point of the rear of the existing structure from the front façade; and
- ☒ ☐ ☐ (c) Roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

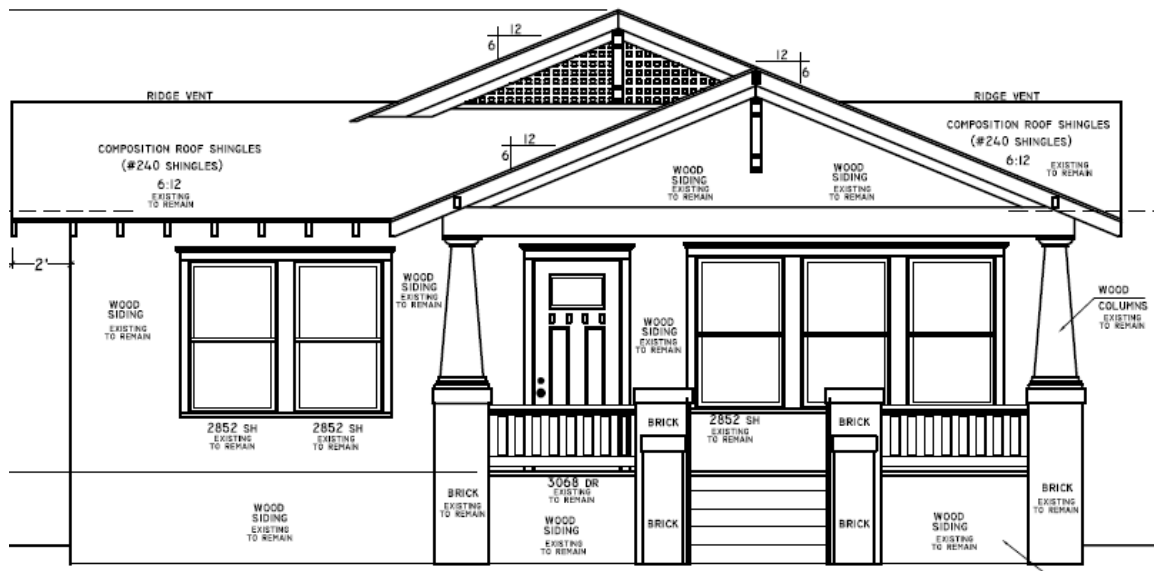
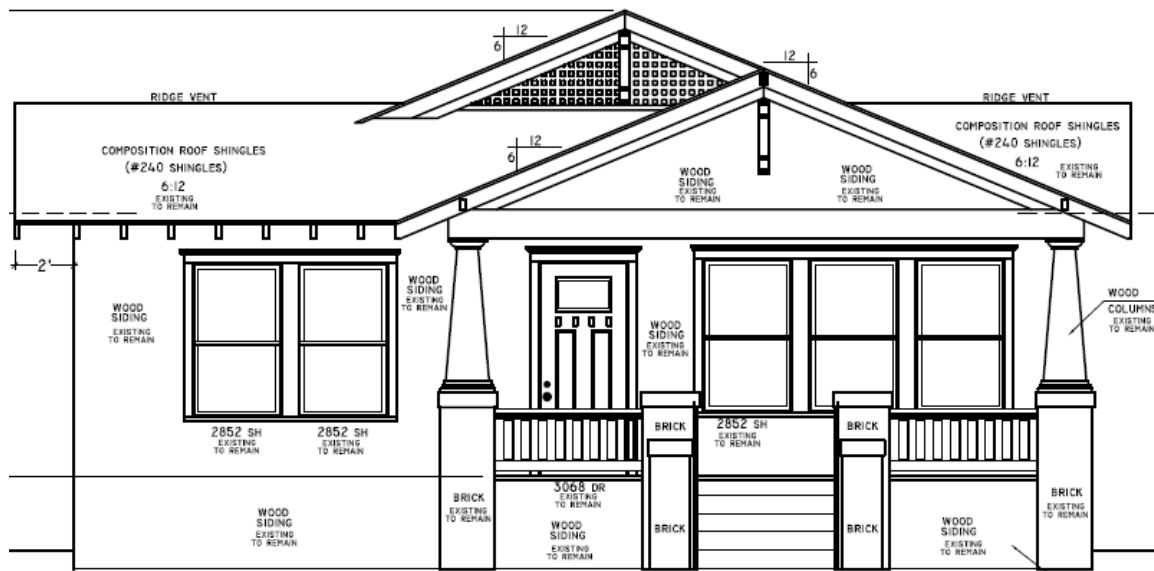
(4) **AND** (in addition to b1, b2, or b3):

- ☒ ☐ ☐ No original building materials are removed from the portion of the structure from the front facade to the addition.



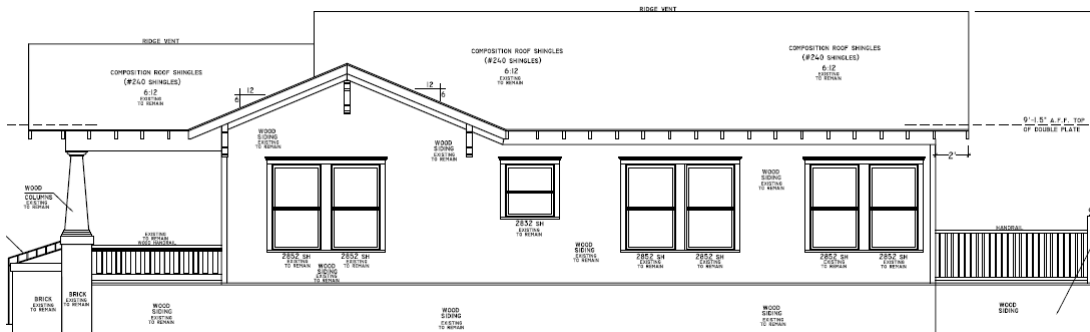
INVENTORY PHOTO



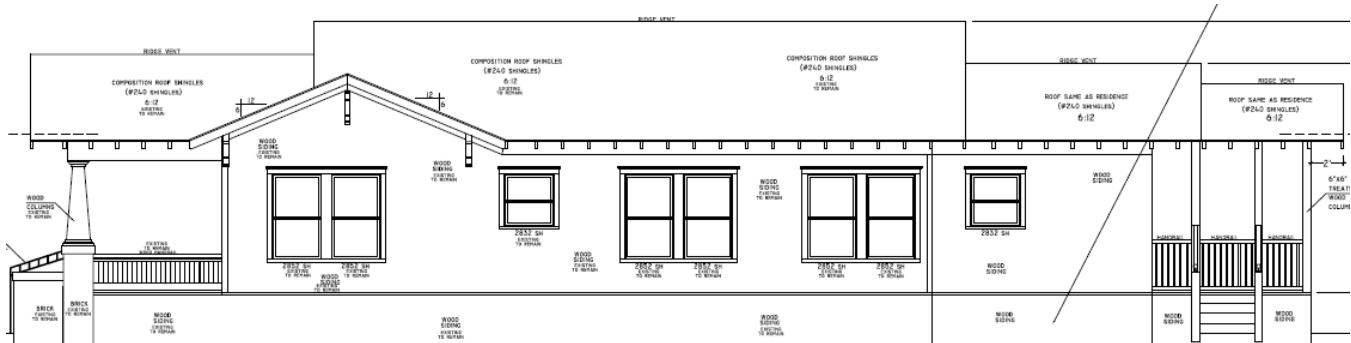
WEST ELEVATION – FRONT FACING MORRISON STREET**(NO CHANGE)****EXISTING****PROPOSED**

SOUTH SIDE ELEVATION

EXISTING

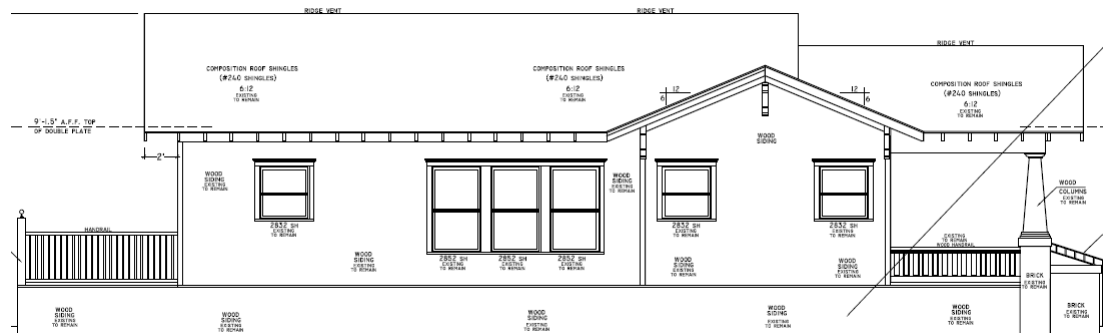


PROPOSED

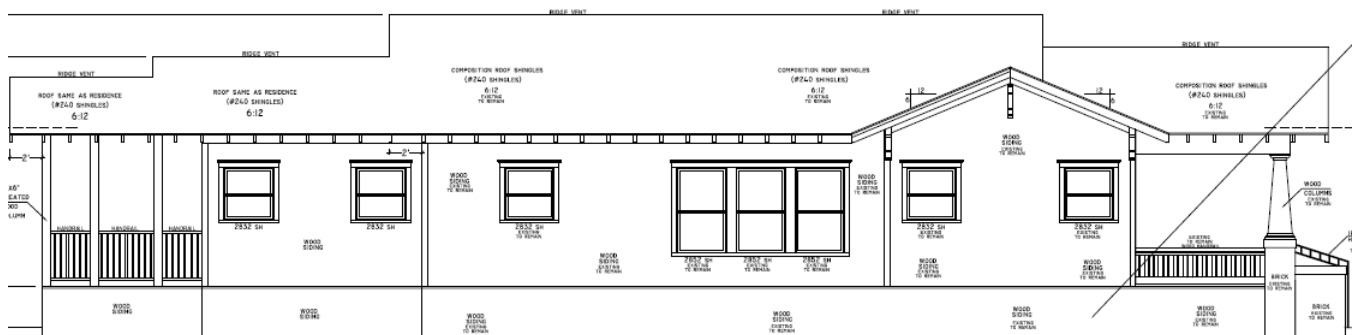


NORTH SIDE ELEVATION

EXISTING

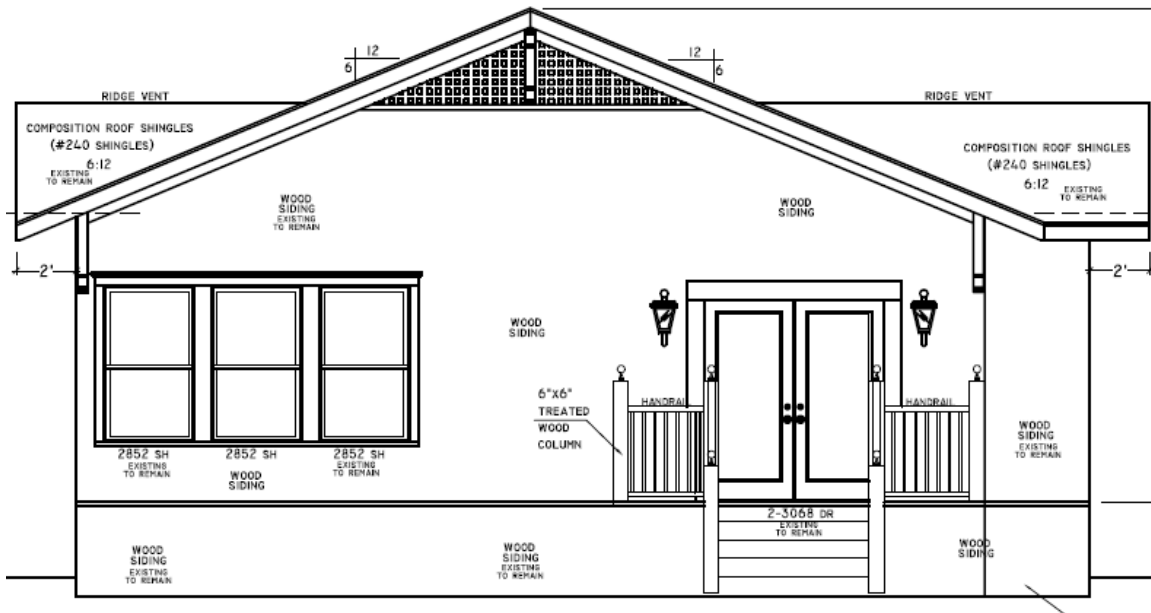


PROPOSED

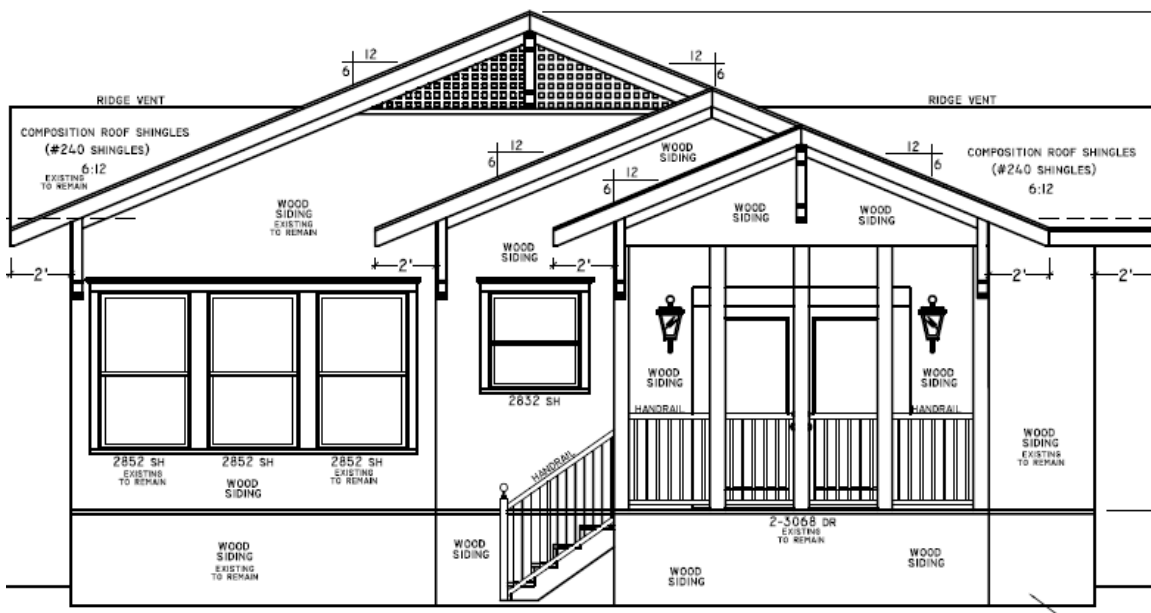


SELECT DIR. (REAR) ELEVATION

EXISTING

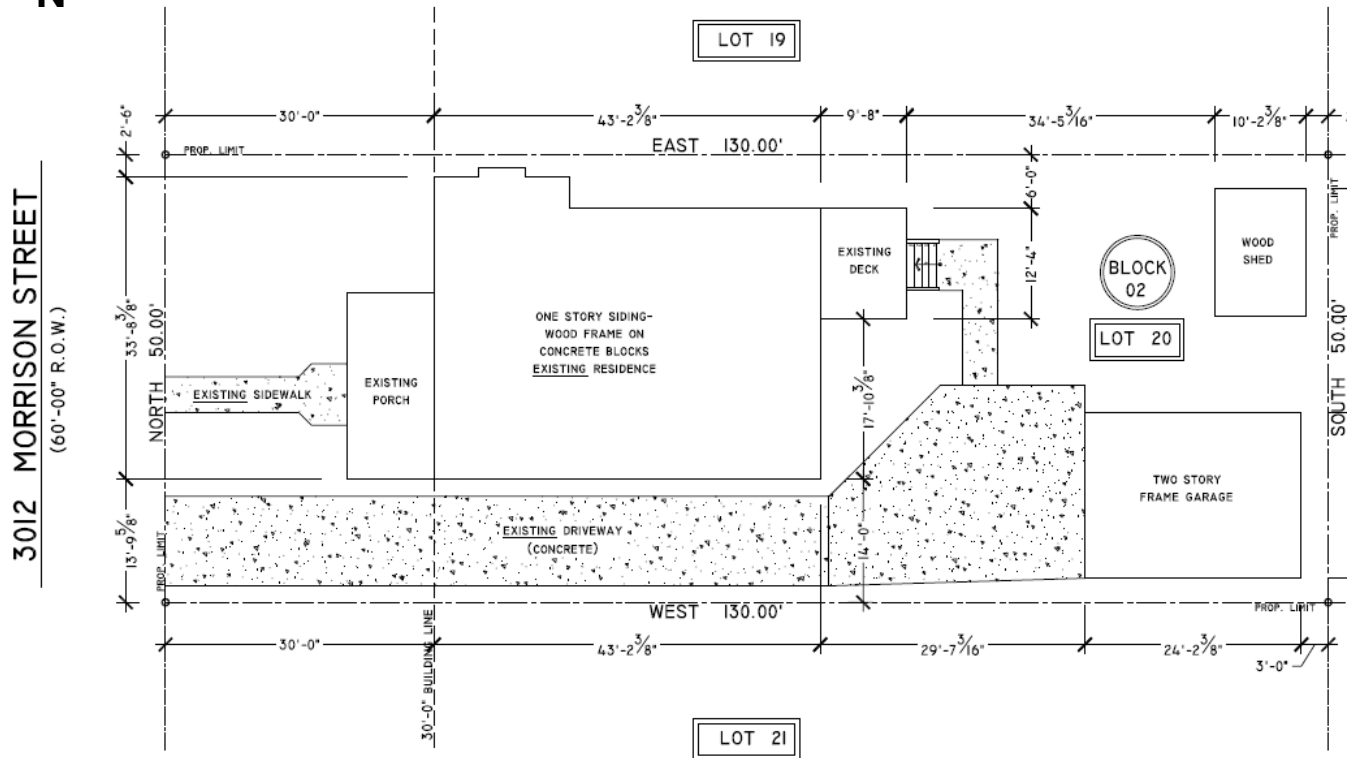


PROPOSED

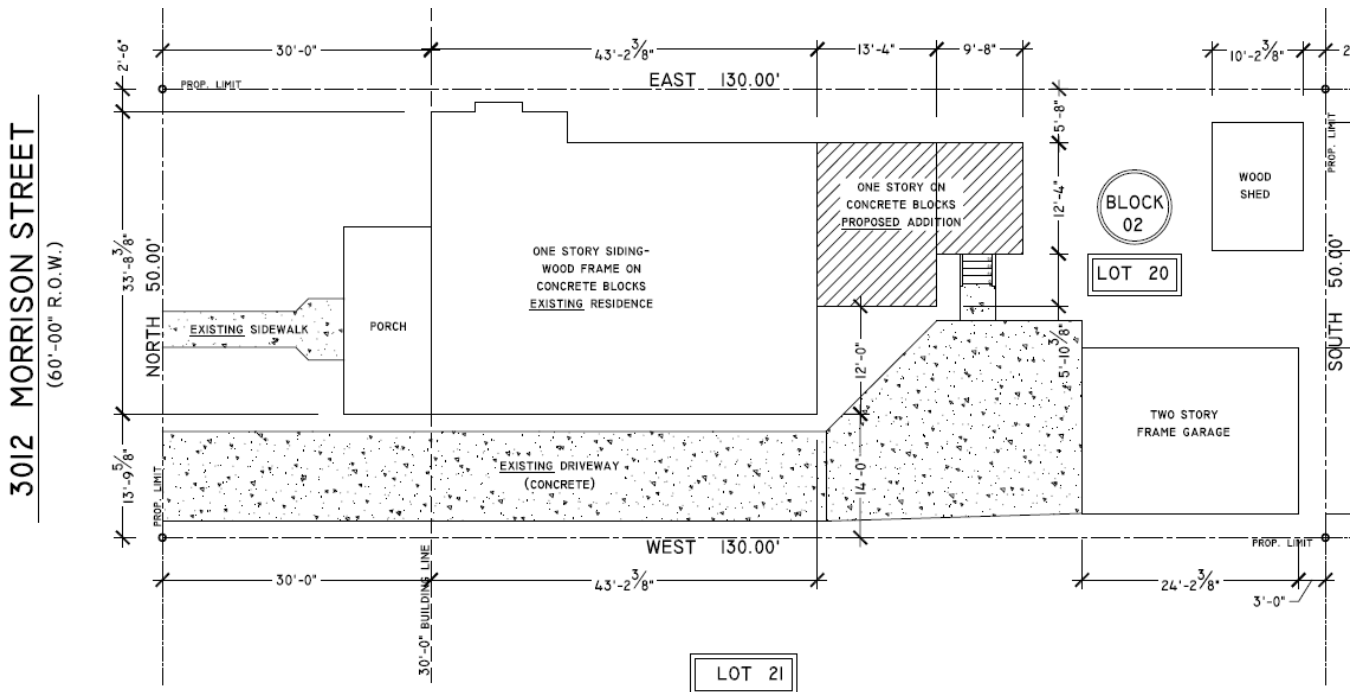




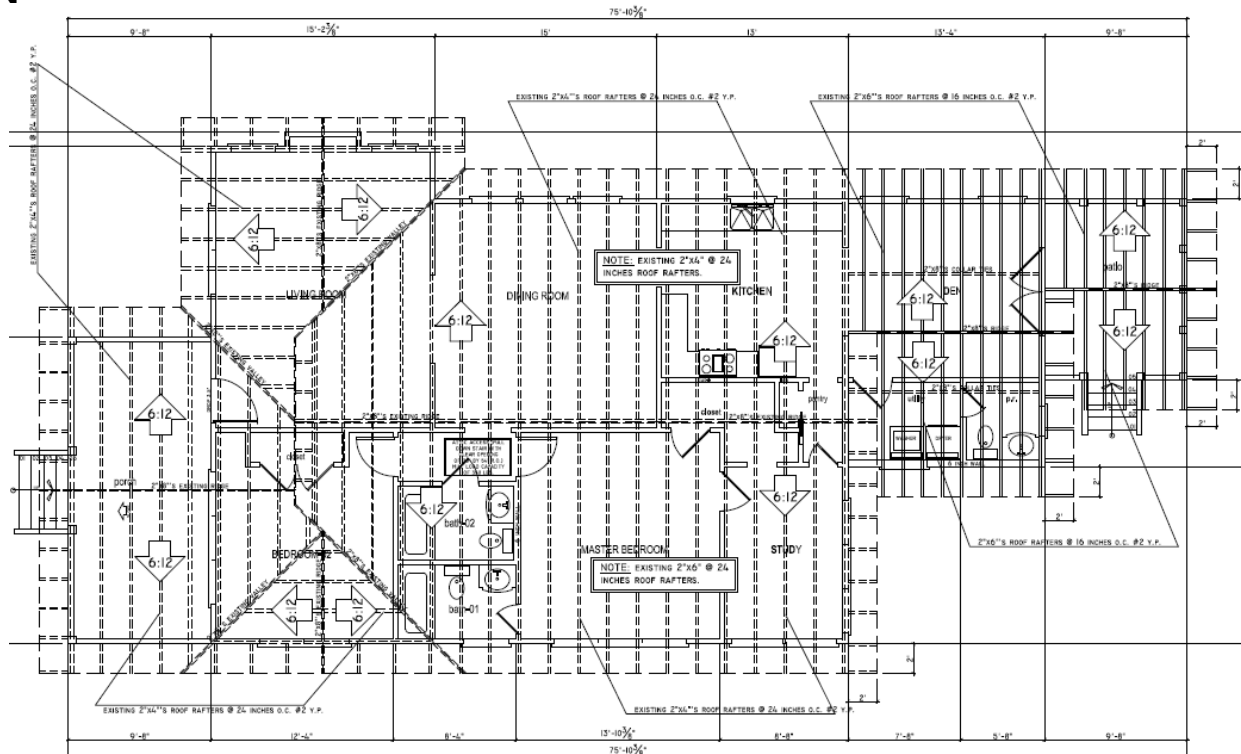
**SITE PLAN
EXISTING**



PROPOSED



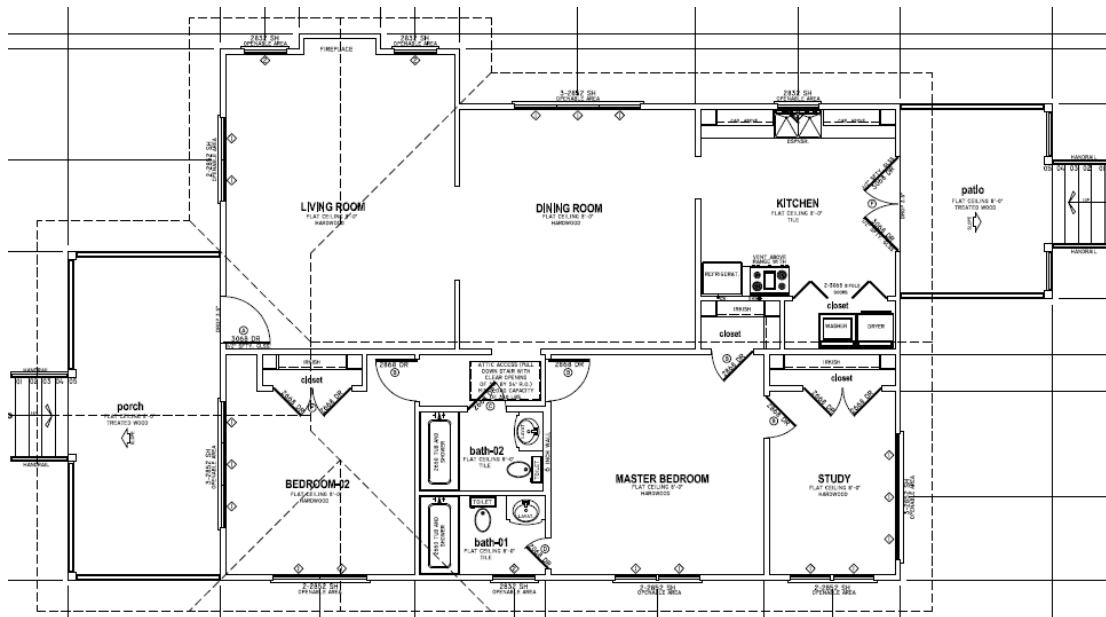
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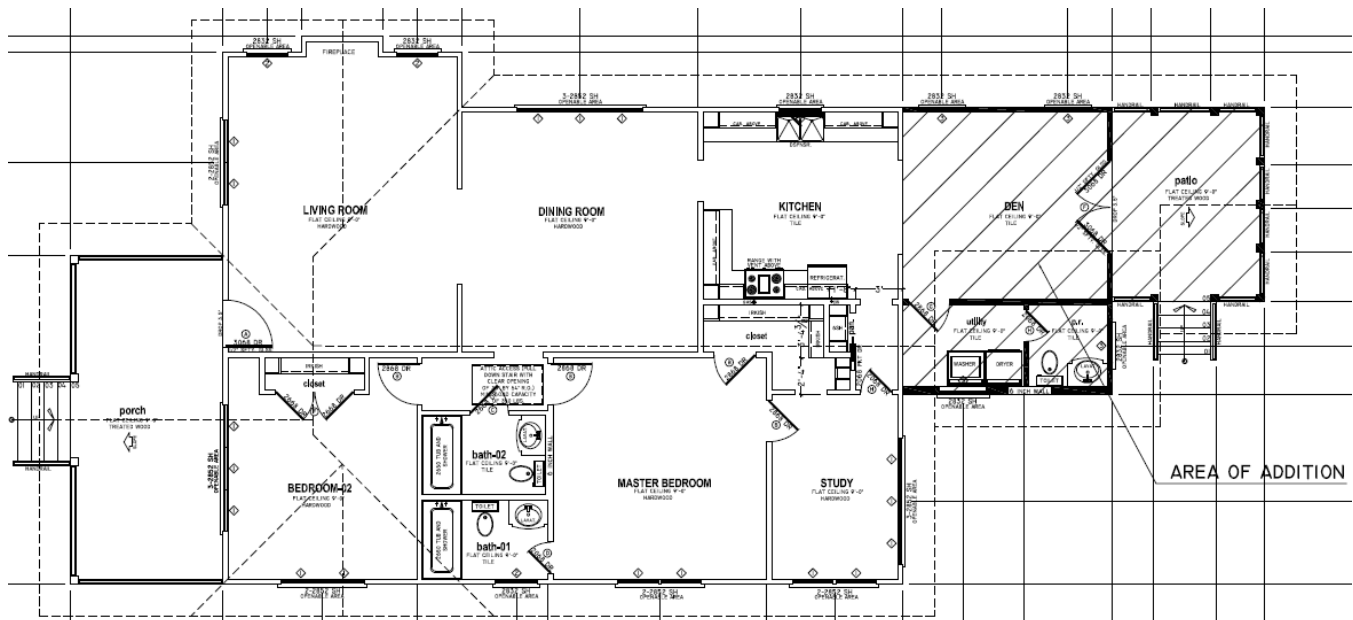


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE:				
MARK	SIZE	TYPE	REMARKS	QTY
1	2'-8" x 5'-2"	WOOD-GLASS	EXISTING	17
2	2'-8" x 3'-2"	WOOD-GLASS	EXISTING	4
3	2'-8" x 3'-2"	WOOD-GLASS	PROPOSED	4

DOOR SCHEDULE:				
MARK	SIZE	TYPE	REMARKS	QTY
A	3'-0" x 6'-8"	WOOD-GLASS	EXISTING	1
B	2'-8" x 6'-8"	WOOD	EXISTING	4
C	2'-6" x 6'-8"	WOOD	EXISTING	1
D	2'-0" x 6'-8"	WOOD	EXISTING	1
E	2-2'-6" x 6'-8"	WOOD	EXISTING	1
F	2-3'-0" x 6'-8"	WOOD-TEMP. GLASS	EXISTING	1
G	2'-8" x 6'-8"	WOOD	PROPOSED	1
H	2'-0" x 6'-8"	WOOD	PROPOSED	1

PROJECT DETAILS

Shape/Mass: The existing structure is 34'-9" wide and 62'-7" deep (including the 9'-8" front porch). The existing structure has a ridge height of 19'-3".

The proposed addition will begin at the rear wall, have a width of 18'-3", and a depth of 13'-4". A 9'-8" x 12'-4" covered deck (with a ridge height of 14'-6½") will be built at the rear of the proposed addition. The ridge height of the proposed addition will be 15'-9½". See drawings for more detail.

Setbacks: The existing residence has a front (west) setback of 20'-4"; a south side setback of 15'-9½"; a north side setback of 2'-6"; and a rear (east) setback of 56'-9".

The proposed addition will maintain the front and north setbacks; have a south side setback of 26'-0"; and a rear (east) setback of 43'-5". See drawings for more detail.

Foundation: The existing house has a 2'-6" pier and beam foundation. The foundation is covered in wood siding.

The foundation of the proposed addition will match existing. See drawings for more detail.

Windows/Doors: The existing residence features 1-over-1 wood windows. All existing windows and doors will be retained.

The proposed addition will feature 1-over-1 wood windows. See window and door schedule for more detail.

Exterior Materials: The existing house is clad in wood siding with a 4" reveal. All existing siding will be retained. The proposed addition will be clad in wood siding to match existing. See drawings for more detail.

Roof: The existing house features a cross gable on gable composition shingle roof with a pitch of 6:12. The existing house features exposed rafter tails and an eave height of 10'-6". There is a 2'-0" eave overhang.

The proposed addition will have a composition shingle roof with a pitch of 6:12. The addition will also have exposed rafter tails with a 2'-0" overhang and an eave height of 10'-6". The eave height of the proposed addition will match the existing eave height. See drawings for more detail.

Front Elevation: The existing façade can be divided into two bays. The southern bay features the front porch. The porch features four brick piers with the endmost piers featuring tapered wood columns to support the front gable porch roof. A group of three windows and a door is located in the porch. The adjacent northern bay features a pair of windows. Behind the front porch gable is a side cross gable spanning the width of the house. The side gable is topped by a main front facing gable.

(West)

The proposed work would not impact the shape, mass, or form of the existing façade existing structure. All original material will be retained. See drawings for more detail.

Side Elevation: The existing south elevation features the front porch to the west. To the east is a pair of windows located under a gable roof. To the east of these windows is a smaller single window followed by two additional pairs of windows.

(South)

The addition will begin at the rear wall of the existing structure and will extend 13'-4" to the rear. The addition will feature a single window and will be topped by a gable roof. A covered deck will be constructed at the rear of the proposed addition. The ridge heights of the addition and the covered rear deck will be lower than the existing ridge height. See drawings for more detail.

Side Elevation: The existing north elevation features the porch to the west. A gabled topped bump-out extends to the northern property line. This bump-out features two windows. To the west of the bump-out is a group of three windows followed by a single smaller window.

(North)

The addition will begin at the rear wall of the existing structure and will extend 13'-4" to the rear. The addition will feature a two windows and will be topped by a gable roof. A covered deck will be constructed at the rear of the proposed addition. The ridge heights of the addition and the covered rear deck will be lower than the existing ridge height. See drawings for more detail.

Rear Elevation: The rear of the existing house features a group of three windows on the southern half of the elevation and a double door and deck on the northern half of the elevation.

(East)

The proposed addition will begin on the northern half of the rear and extend towards the rear property line. The ground of three windows will remain. The addition will feature double doors and a single window. A covered deck will extend from the addition towards the rear property line. The addition will be topped a gable roof. The ridge heights of the addition and the covered rear deck will be lower than the existing ridge height. See drawings for more detail. See drawings for more detail.